

# \$119,900 - 1007 4 Avenue, Hines Creek

MLS® #A2242950

**\$119,900**

2 Bedroom, 1.00 Bathroom, 940 sqft

Residential on 0.34 Acres

NONE, Hines Creek, Alberta

Charming Bungalow on Double Lot â€“ Across from School & Backing onto Trees!

Welcome to this 940 sq. ft. bungalow, offering great value and potential in a fantastic location! This 2-bedroom, 1-bathroom home is situated on two spacious lots, backing onto a serene treed areaâ€”providing privacy and room to enjoy the outdoors.

The main floor has been thoughtfully upgraded over the years, featuring a warm cherry oak kitchen with tile flooring and large windows that fill the space with natural light. The bright and cozy living room includes a gas fireplace, perfect for those chilly evenings. Vinyl windows upstairs add to the homeâ€™s efficiency and comfort.

Whether youâ€™re raising a family or looking for convenience, this property is ideally located directly across from the composite schoolâ€”perfect for childrenâ€”and across from the local sawmill, making daily life simple and stress-free.

Please note: Home needs shingles and is being sold as-is.

Donâ€™t miss this opportunity to own a well-located property with room to grow. Book your showing today!

Built in 1966



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242950    |
| Price          | \$119,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 940         |
| Acres          | 0.34        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1007 4 Avenue      |
| Subdivision | NONE               |
| City        | Hines Creek        |
| County      | Clear Hills County |
| Province    | Alberta            |
| Postal Code | T0H 2A0            |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 4                              |
| Parking        | Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer        |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas, Living Room                                                     |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Unfinished                                                     |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Rain Gutters, Storage                                    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Concrete, Veneer                                                                 |
| Foundation        | Poured Concrete                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | R               |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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